



**Narrative Information Sheet
College Park, Georgia
FY19 EPA Brownfields Assessment Grant**

R04-19-A-032

1. Applicant Identification

City of College Park, Georgia
3667 Main St.
College Park GA 30337

2. Funding Requested

a. Assessment Grant Type – Community-wide

b. Federal Funds Requested

i. \$300,000

ii. Not Applicable

c. Contamination: Hazardous Substances and Petroleum

(\$150,000 Hazardous Substances and \$150,000 Petroleum)

3. Location

- a. College Park
- b. Fulton County
- c. Georgia

4. Property Information for Site-Specific Proposals

Not Applicable

5. Contacts

a. Project Director

Mr. Artie Jones
Economic Development Director
ajones@collegeparkga.com
404/305-2052
3667 Main St.
College Park GA 30337

b. Highest Ranking Elected Official

Jack P. Longino, Mayor
jlongino@collegeparkga.com
404/767-2537
3667 Main St.
College Park GA 30337

6. Population

City of College Park GA – 14,360 (American Community Survey 2017)

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.)	N/A
The priority site(s) is in a federally designated flood plain.	Pg. 2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	Pg. 3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Pg. 9

8. Letter from the State or Tribal Environmental Authority

See Attached

Richard E. Dunn, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

January 2, 2019

VIA ELECTRONIC Mail tgarrison@collegeparkga.com

Ms. Tasha Hall-Garrison
Economic Development Program Manager
City of College Park
3667 Main St
College Park, Ga 30337

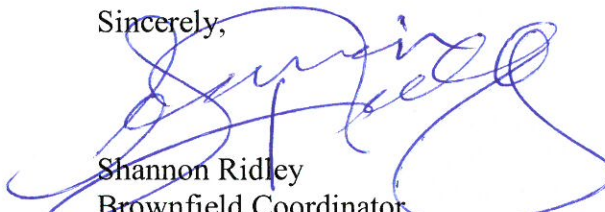
RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
City of College Park

Dear Ms. Garrison:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (“GA EPD”) that the City of College Park will be submitting an application to the U.S. Environmental Protection Agency (“EPA”) for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the City is applying for \$300,000 to be divided equally for both hazardous substances and petroleum.

EPD would like to take this opportunity to encourage EPA’s positive decision in making a grant award to the City of College Park for such assessment. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

Sincerely,


Shannon Ridley
Brownfield Coordinator

Cc: Artie Jones, III, City of College Park

File: EPA Grant Applicants, City of College Park-Assessment

IV.A. Narrative/Ranking Criteria

1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

a. **Target Area and Brownfields**

i. **Background and Description of Target Area**

The City of College Park (City or College Park), Georgia, population 14,360 (American Community Survey 2017) is located nine miles south of downtown Atlanta. Originating from a land grant awarded in 1846, the City was a historic destination for rail, chemical manufacturing, surface mining, and educational institutions. In 1925, the City of Atlanta chose to develop their airport, now known as the Hartsfield-Jackson International Airport (Airport), at a race track partially located in College Park. With the Airport's success and continual expansions, College Park boomed, growing from 3,622 residents in 1925 to 23,469 residents in 1960. **A vibrant educational, commercial, and industrial community flourished next to the Airport. However, by the 1970s the Airport was forcibly acquiring and demolishing neighborhoods in College Park for expansions and noise abatement areas. Since the 1970s, the City has seen significant dips in population, correlating with large acquisitions by the Airport. Between 2000 and 2010 the City lost nearly 32% of its population, decimating its property tax base by 19%** (City Finance Department). Residents looking for replacement housing left College Park due to the City's aging housing stock and lack of adequate affordable housing. The decline in resident population led to commercial businesses closing, loss of jobs, and a decrease of economic activity. The population density is 1,346 per square mile which is 707% higher than the Georgia average and 1,386% higher than the national average (cityvibes.com). These factors contribute to the City crime index being 4.2 times higher than the State average for violent crime and 2.6 times the State average for property crime (FBI.gov/crimes-in-the-us-2017). Significant environmental justice issues have arisen as the overwhelmingly minority and low-income residents (85.9% minority and 35.1% poverty rate) have borne the brunt of the ever-encroaching Airport and its surrounding industry's growth, pollution, and congestion (American Community Survey (ACS) 2017). However, with new technology, aircraft have become cleaner and quieter, diminishing the nuisances of living next to the Airport. Recently, 171-acres of previously Airport acquired land has been reverted to the City's Development Authority, providing an opportunity to once again benefit from the Airport's proximity through rebuilding itself as "Airport City," the gateway into the Atlanta Metropolitan Area and a source of affordable housing for Airport employees.

The **Target Area** for this application is the City's Tax Allocation District #1 (TAD #1), designated in 2015. Brownfields assessment of the Target Area will catalyze redevelopment for the 1.8 square mile contiguous Target Area, consisting of the three districts: 1) Downtown, which includes the historic Main Street and the Metropolitan Atlanta Rapid Transit Authority (MARTA) subway/bus station, with numerous vacant storefronts; 2) Convention Center Area, which is a major new employment hub with likely petroleum contamination issues; and 3) Airport City, the 171-acre area previously razed by the Airport with existing infrastructure and some remaining dilapidated structures. Currently, the Convention Center and Downtown districts function independently of one another, physically separated by the mostly vacant area of Airport City. Recent planning efforts, culminating in the 2017 Livable Centers Initiative (LCI) plan, created a vision of linking the Downtown and Convention Center through sustainably developing Airport City into a mixed-use, safe, and walkable area that creates new employment and housing opportunities for the existing residents. Over the last several decades, developers saw the vast opportunities in College Park but were drawn elsewhere due to blight and actual or perceived environmental contamination associated with brownfields.

ii. Description of the Priority Brownfields Site(s)

The City's Brownfields inventory has 89 properties within the Target Area. The following four Target Area properties have been identified as a priorities:

- 1904 W Harvard Ave; 0.43 acres; 500 feet from residents; former auto repair, filling station and dry cleaner; partially vacant; potential volatile organic compounds (VOCs), perchloroethylene (Perc) and petroleum product contamination; the City has access; proposed for mixed-use retail and affordable housing. In future Airport City district.
- 3845 Conley St; 2.34 acres; Adjacent to multi-family housing; Moody's Wrecker Service; existing office and vehicle storage; potential petroleum contamination; the City has access; proposed for mixed use retail, hotel, and healthy grocery. In future Airport City district.
- 2250 Camp Creek Parkway; 1.62 acres; 0.25-mile from planned multi-family residential; filling station with Camp Creek running under the site after being covered with unknown fill material during prior development; potential for construction and demolition debris landfill and petroleum product contamination; proposed for mixed-use retail/office space. **Partially located in FEMA Flood Zone A.** In Convention Center district.
- 3303 Main St; 1.03 acres; downtown business adjoining single family residential; former filling station (vacant); potential petroleum contamination; the City has access; originally considered for demolition, however based on community input and unique historic and architectural character a design charrette is planned with suggested reuse as pizza restaurant, brewery, ice cream parlor. In Downtown district.

b. **Revitalization of the Target Area**

i. Redevelopment Strategy and Alignment with Revitalization Plans

The redevelopment strategy for this project is to redevelop the 1.8 square mile contiguous Target Area (TAD #1), consisting of the Downtown, Convention Center Area, and Airport City districts, into a cohesive, transit-oriented, pedestrian friendly, and sustainable community through infill development and pathway linkages. Currently, the Downtown and Convention Center districts function independently of one another, segregated by Airport City District, a heavily blighted, mostly vacant 171-acre area with vagrancy and illegal dumping issues. In August 2017, the City of College Park, in conjunction with the Atlanta Regional Commission (ARC), updated the College Park Livable Centers Initiative (LCI) Study to develop a masterplan. The LCI plan incorporates previous planning efforts for the Target Area (TAD #1) including the comprehensive plan. Through building off these plans and community input, a conceptual plan was created for the Target Area capitalizing on existing infrastructure (sidewalks, roads, and utilities) that remain from the Airport City district's previous development. The conceptual plan links the Downtown and Convention Center districts by developing the Airport City district as a mixed-use, safe, walkable, and equitable area. A primary goal of linking these areas is to provide neighborhoods of high poverty (36.8% for Target Area), and unemployment (12.8% for Target Area) (ACS 2017; CT 106.03), with walkable opportunities to access the area's major employment centers: the Airport, Convention Center, rental car areas, major hotels, and downtown. The LCI Study's conceptual plan emphasized the Target Area's potential for mixed-use development and multi-modal transport. **Planned uses for the priority brownfield sites (mixed-use development) are consistent and align with the Target Area's LCI Study.** Plans include affordable housing and space for healthy foods sales in future development. The plans intend to spur the local economy and infill development by decreasing unemployment and providing non-automobile dependent downtown access to residents and visitors of the Convention Center and hotels. There is a priority site in each district, with two priority sites in the future Airport City district.

ii. Outcomes and Benefits of Redevelopment Strategy

The LCI Masterplan has been specifically designed to revitalize the local economy through job access and creation, while also focusing on the community identified priorities of 1) infill development; 2) sense of place; 3) transportation alternatives; 4) environmental protection; 5) housing choices; and 6) open space preservation. With the Target Area's 12.8% unemployment rate, there is a high need to improve employment opportunities. The City intends to do this in two ways: 1. improve job access and 2. job creation. First, the City plans to **improve access to existing job opportunities**. Residing next to the Airport, Convention Center, rental car centers, and hotels provides a plethora of employment opportunities of all skill and education levels, with opportunities for advancement. Unfortunately, many of these jobs are filled by commuters due to residents lacking access and shortage of accessible, affordable, and quality housing. Once developed, the Target Area's Masterplan will result in a community that will provide safe access to these facilities, while also creating new job opportunities resulting in lower unemployment, increased incomes, and an increase in the economic vitality of the City as a whole. Currently, Airport City District, the 171-acre vacant area received back by the Airport, and Camp Creek Parkway, a 4-lane highway, acts as a physical barrier between residential areas and the major employment hubs. In 2016, the City and Fulton County secured LCI funds to design a pedestrian bridge that will connect the Downtown and the Airport City districts to the Convention Center, providing safe and walkable access between residential areas and jobs. The Target Area's (TAD#1) forecasted redevelopment over the next 10 years is **18 acres of park space**, 1,200 residential units, 1.6 million square feet of **new employment opportunities** resulting in 2,500 permanent jobs, with a total of \$330 million in new investment within the target area. The forecasted redevelopment within the Target Area is anticipated to increase the City's taxable digest by more than \$113.5 million.

College Park's commitment to sustainability is demonstrated by the Southeast's largest CNG fueling station offering alternative fuel to the public. College Park Power also offers consumers a choice of purchasing blocks of green power. The City has a goal of making Airport City the most energy efficient and technology savvy area in metro Atlanta. To achieve that, the City is developing a renewable energy and energy efficient building practices incentives package expected to become available to developers in Spring 2019.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

The most significant funding source for remediation and redevelopment of City sites is the designation of the Target Area as a Tax Allocation District. Increased future property tax revenues will provide local funding to improve streetscapes and infrastructure, which will increase developer interest in the target area. Projected revenue increases equates to more than \$4.6 million in annual property tax increments (increased over current levels) from real estate taxes by 2025. College Park and Fulton County were recipients of 2016 LCI grants awarded by the ARC. The City received \$80,000 towards expanding their Downtown and Convention Center plans to include a pedestrian bridge connecting the Convention Center to the future Airport City. The City contributed \$20,000 towards the \$100,000 planning effort. Fulton County received \$535,626 to design the pedestrian bridge which will provide a safe route for residents and visitors to cross Camp Creek Parkway, a major thoroughfare that segregates the Downtown and Airport City districts from the Convention Center. Further, the City uses a special-purpose local-option sales tax (SPLOST) to fund \$500,000 over the last five years in sidewalk improvements within the

Target Area.

The Target Area is located within the City's Opportunity Zone. This incentive can provide abatement on real and personal business property taxes, fostering business development in these areas, and leveraging additional funding. The funds are used for area improvements such as: cleaning streets, providing security, implementing capital improvements, construction, pedestrian and streetscape enhancements and marketing for business development. As an entitlement community, College Park receives approximately \$52,000 annually in U.S. Housing & Urban Development Department (HUD) Community Development Block Grant funding. The flexible program allows the City to spend money on redevelopment and improvement needs. In addition to seeking and leveraging outside funding sources, the City is committed to allocate their time for the management of the Brownfields Program as in-kind services.

ii. Use of Existing Infrastructure

The four priority sites identified are all supported by existing infrastructure – power, roads, sidewalks (partial), and water/sewer. Additional sites that may be identified for assessment, even in the mostly vacant Airport City district, will also make use of this infrastructure which remained even when homes were torn down for airport noise abatement purposes. Also of note is the City's ongoing efforts to increase pedestrian access to Main Street and connectivity with College Park MARTA Station, including recent improvements in rail crossings and the construction of two additional rail crossings along Main Street. These improvements primarily affect lower-income neighborhoods that are separated from Main Street by physical barriers of the railroad, brownfields, and airport infrastructure. These sidewalk/greenway improvements are key to the revitalization plans for the priority sites and have been and will continue to be funded through SPLOST funding, estimated at \$100,000 annually.

A relatively new transportation option is the Sky Train, part of a new light rail line connecting the Airport terminal to the Airport rental car facility, with a station located at the Convention Center. The LCI Masterplan includes plans to extend the Sky Train throughout the Target Area's Airport City. TIF funds, various mobility grants, and other leveraging sources as-needed will be sought to implement that work.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

As discussed above, the City saw a significant decrease in population during the last 50 years, most dramatically between 2000 and 2010 (32% population loss and a 19% decrease in property tax base), with the population increasing only slightly since then and the property tax base not yet fully recovered (property tax revenue in 2010 - \$11.5M, in 2017 \$12.9M). This has resulted in both a decrease in tax base and a decrease in business spending, while local services costs remain high (for example policing costs due to a significant crime rate and costs to address vacant and abandoned properties). To aid in blighted and brownfields property redevelopment, the City initiated a Blight Removal Program which allocates a minimum of \$50,000 annually for demolishing structures that are not viable for reuse. The City tracks code enforcement issues to prioritize sites. College Park hopes to demolish unsafe structures and make redevelopment more attractive to local investors. Decreasing blight by 10% each year is this Program's goal. The 2015 and 2016 funds supported the demolition of an abandoned apartment complex and school in the Convention Center district which were drug and prostitution havens. With a population less than

15,000, beyond the existing programs, the City has limited to no remaining budget for environmental assessments; however, the City is making strides in pushing already assessed sites towards redevelopment.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Demographic data (American Community Survey 2017; Talkpoverty.org 2017; Target Area CT106.03)

	Total Minority Population	African American	Hispanic/Latino	Poverty	Poverty of Children	Population under 18 years
Target Area	99.3%	92.5%	4.6%	36.8%	48.8%	unreported
College Park	85.9%	78.9%	5.1%	35.1%	54.2%	28.7%
Georgia	34.3%	30.5%	3.8%	17.8%	22.6%	24.1%
United States	27.6%	12.7%	17.8%	15.1%	21%	24%

The sensitive, overwhelmingly-minority (see table above) Target Area's population is severely impacted by welfare issues including land acquisitions, safety hazards, brownfields, blight, and lack of transportation. Between 2000 and 2010, land acquisitions and demolitions for noise abatement and planned airport expansions resulted in the loss of nearly 3,000 housing units within the Target Area. Illegal dumping is prevalent in this mostly vacant area. The surviving structures are in very poor condition and serve as attractive nuisances, encouraging youth to explore vacant structures and creating ideal havens for crimes and drugs. Squatting is also problematic. This creates inherent health and safety issues due to the dilapidated nature of the structures and possible residual contaminants. The crime rate in the target area of College Park is more than 500% greater than the national average (Neighborhood Scout), and for the City as a whole, significantly higher for both violent and property crimes than State or national rates (FBI.gov). Additionally, loss of population led to decreased business revenues, lending to closures and vacancies, further exacerbating blight within the community. The high crime rate and the large number of vacant storefronts and abandoned (many demolished) structures contribute to blight in the community and result in adverse public health outcomes (drugs, alcohol, mental health issues).

13.7% of College Park households do not have access to a vehicle (Neighborhood Scout). The lack of safe, walkable access to employment and healthy food options contributes to the Target Area's high unemployment (12.8%). Furthermore, the target area is designated as medically underserved (hrs.gov) and a food desert (ers.uda.gov). There are no supermarkets in the target area and only one citywide. Noteworthy, the majority of the existing housing was constructed before 1979 (Neighborhood Scout) with potential lead paint exposure issues. Assessment, cleanup and revitalization of the City's blighted areas, consistent with the City's Livable Centers Initiative plan, will raise the standard of living, bring healthy food options and create safer affordable housing.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Incidence rates for breast cancer, prostate cancer, and low birth weight are higher in Fulton County than state and national rates.

Incidence of Health Risks and Issues	Fulton County	Georgia	United States
Percentage of Low Weight Births ¹	10.9%	9.5%	8.0%
Breast Cancer Incidence Rate ²	135.0	123.5	123.0
Prostate Cancer Incidence Rate ³	188.4	150.1	131.7
Lifetime Asthma Incidence Rate ³	13.2%	13.5%	12.9%
Heavy Alcohol Usage ⁴	17%	10.5%	14.6%

Health data is unavailable at the city level for College Park, ¹Health Resources Services Administration, 2014, ²CDC 2010, ³CDC 2011, ⁴Robert Wood Johnson Foundation, County Health Rankings, 2014

Fulton County has a significant affluent, mostly white population north of the City of Atlanta which influences County health data. The Target Area population is 92.5% African-American. For the State of Georgia the infant mortality rate for the non-Hispanic black population is more than two times that of the non-Hispanic white population (Kaiser Family Foundation, 2016 Data). EPA's EJScreen (2016 Data) for the Target Area lists the National Air Toxics Assessment (NATA) Respiratory Health Index at the 90th - 95th % compared to national values and the NATA cancer risk at between the 80th -95th %. Eliminating risks from contamination at brownfield properties (VOCs, Perc and petroleum at our priority sites), with a pedestrian friendly redevelopment plan, will be a step in the right direction for reducing environmental health risks to the community.

(3) Economically Impoverished/Disproportionately Impacted Populations

35.1% of all College Park residents live in poverty, 36.8% in the Target Area. The City's median household income at \$29,087 (\$29,066 in the Target Area) is less than 55% of the \$52,977 in Georgia and \$57,652 in the US. The community's unemployment rates are 12.1% (City) and 12.8% (Target Area), significantly higher than the State or US. (ACS 2017). 31% of households in the Target Area have received food stamps (SNAP) in the past 12 months (Neighborhood Scout).

In addition to environmental issues from individual brownfield sites, the residents of this community suffer from cumulative impacts to air, noise, land, and water from proximity to the world's busiest Airport (0.17-mi), Interstate-85 (abutting), a CSX rail yard (abutting), three CSX rail lines (within Target Area), two MARTA rail lines (within Target Area) and the Stephenson Chemical Co. Hazardous Waste Site (0.10-mi). As a major transit hub, the Target Area's air is heavily impacted by emissions from cars, planes, and trains. More than 2,700 planes take off and land at the Airport daily (www.atl.com) and the only thing that separates the Target Area from the Airport's parking areas is a rail yard with 11 tracks and 30 lanes of traffic with approximately 128,000 vehicles per day. The 2013 Air Quality Index, nitrogen dioxide levels, and particulate matter levels were 19%, 23%, and 20% higher for the City than the United States, respectively (City Data). Based on City noise contours, approximately 20% and 80% of the Target Area is subjected to noise levels of or above 75 and 70 Day-Night Sound Levels (DNLs), respectively. Comparably, freeway traffic is about 70 DNLs.

Recent environmental assessment has demonstrated that the College Park golf course has impacted the Target Area from pesticide, lead contamination and methane from an unpermitted landfill. Further assessments under this grant will result in identification of Brownfield contaminant sources and lead to cleanup and reduction of related health threats.

b. Community Engagement

i. Community Involvement

College Park has had important successes engaging the community through recent planning initiatives like the Livable Centers Initiative plan and the ongoing Brownfields Community-wide Assessment grant. The successes of recent community involvement efforts are evident in the recent construction of two pedestrian rail road crossings and a mixed-use development, with a hotel for jobs. The local business community, while small, is active with regular merchant meetings and outreach. Additionally, with the exception of the Historic College Park Neighborhood Association, official neighborhood associations do not exist but the City has had successes in gaining resident participation through communication through bulletins, schools and non-profits. Below are community organizations that have made firm commitments to planning and implementation of

the Brownfields Grant. **Members of the Brownfields Steering Committee (BSC) and community partners will have direct input into all decisions through voting on site selection, cleanup, and site reuse plans for future development during community engagement meetings and online submissions to the City's Brownfields Project Manager.**

Community Partner Name	Point of Contact	Role(s)
Historic College Park Neighborhood Association	Reggie Wilkins; 678-984-0998; no e-mail	Member on BSC; Disseminate information between the Association and the BSC; Public outreach
Metro Atlanta Urban Farm	Bobby Wilson; 404-788-2432; bobbymauf@gmail.com	Meeting space; Education on healthy food and farming; Disperse brownfields information and updates
Main Street Association	Renee Coakley; 404-305-2053 rcoakley@collegeparkga.com	Public outreach/input on brownfields at monthly Merchant Meeting networking events; Member on BSC
Woodward Academy	Mary Leslie Hardy; 404-765-4011; maryleslie.hardy@woodward.edu	Meeting space for BSC; Member on BSC; Promotion of sustainable technologies; Educational brownfield webpage
Aerotropolis Atlanta Community Improvement District	Kirsten Mote; 404-349-2211 x106; kmote@aerocids.com	Fund community improvement projects in Target Area; Highlight brownfield redevelopment at meetings; Member on BSC
Aerotropolis Atlanta	Shannon James; 404-349-2211; S.James@aeroatl.org	Marketing of sites locally and internationally to corporate CEOs and developers
ATL Airport District Visitors Bureau	Cookie Smoak; 404-334-7501 csmoak@atldistrict.com	Marketing sites and hospitality opportunities nationally; Provide platform for public outreach initiatives; host large events for residents and national stakeholders

ii. Incorporating Community Input

The City will build on the community involvement activities under its existing Brownfields Assessment Grant to communicate progress and solicit input on assessment and cleanup planning activities. The existing Community Involvement Plan (CIP) and Brownfields Steering Committee (BSC) are designed to explain and communicate project activities, and seek input from, the target community as a whole, and appropriate interested parties. Progress information is and will continue to be dispersed through publishing and mailing newsletters, booths at community festivals, posting information at transit stops, updating social media, holding public meetings, updates to the City website, press releases, and updates at monthly City Council and neighborhood meetings. Prior to conducting additional assessments, the City will host a community-wide forum with the BSC, where residents and stakeholders will have the opportunity to learn about the brownfields process, provide comment, voice priorities, and vote on site selection. Following this forum, the City will have booths at community festivals throughout the grant cycle, as the City has found this method of outreach to be best in reaching a diverse and large number of residents and stakeholders. Under our existing grant, we are working on doing reuse plans based on survey information and input gathered during two recent community festivals on October 13 and 31, 2018. Various site plan options will be created and we will hold a community meeting to solicit responses, edits, thoughts, etc. Similar activities are planned under this new grant.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

Project Implementation and Task/Activity Lead

The City of College park is requesting \$300,000 to conduct programmatic support, Phase I and Phase II Environmental Site Assessments (ESAs), Cleanup and Reuse Planning, and community involvement (including updating the brownfields site inventory) to promote the redevelopment of brownfields sites. **The City will consider time and efforts (project oversight, administration, and community engagement) of its employees as in-kind leveraged resources.**

Task 1 – Programmatic Support: The Brownfields Project Manager (Task lead), in conjunction with the consultant, will oversee grant implementation and administration to ensure compliance with the workplan, schedule and terms and conditions for the three-year term of the grant. Quarterly reports, WBE/MBE forms, and ACRES entries will be completed under Task 1. *This task will be initiated October 1, 2019 and will continue throughout the three-year project period.*

Task 2 – Site Assessment: Under the direction of the Brownfields Project Director and BSC, Phase I & II ESAs will be conducted by the consultant/Qualified Environmental Professional (QEP) in accordance with current ASTM standards and All Appropriate Inquiry. The City's Brownfields Project Manager will secure site access. The QEP will update the existing generic Quality Assurance Project Plan (QAPP) and complete approximately 16 Phase I and 5 Phase II ESAs, including the associated SS-QAPP/H&S Plans. College Park, with its BSC and QEP, will prioritize sites based on community input, perceived environmental impacts, catalyst potential, and more. *This task will be initiated with the QAPP update (1st month) and Phase I and II ESAs of the priority sites (initiated 1st month). Assessment activities beyond the priority sites will be initiated within 4 months of project initiation and will be completed within the three-year project period.*

Task 3 – Cleanup/Reuse Planning: The consultant/QEP will lead Task 3, with oversight from the City. The QEP will complete approximately 5 Analysis of Brownfield Cleanup Alternatives (ABCAs) for sites with confirmed environmental impacts and 5 Site Reuse Plans utilizing an experienced multi-disciplinary brownfields reuse team, including, as-needed, planners, engineers, market analysts, and others. Site Reuse Plans will complement market analyses that have already been completed as part of the Livable Centers Initiative (LCI) Masterplan for the Target Area. Cleanup and reuse plans are expected to be developed for brownfield sites currently being assessed under the City's existing EPA Brownfields Assessment Grant. *This task will be initiated within 4 months of project initiation and will be completed within the three-year project period.*

Task 4 – Community Involvement: The consultant will update the existing site inventory and Community Involvement Plan (CIP) building on the successful community involvement process used for input on the existing EPA Brownfields Assessment Grant and LCI Plan. The City's Brownfield Project Manager will take the lead on coordinating community involvement activities and will be supported by the consultant. The City and consultant will conduct a community-wide forum with the Brownfields Steering Committee (BSC) and quarterly BSC calls. The City and consultant will have a brownfields booth at 4 community festivals. Funds are budgeted for community meeting supplies/brochures and for selected City staff to travel to the National Brownfields Conference and local brownfields-related training conferences. *Within the first 3 months of project initiation, the CIP will be updated. Community involvement activities (including festivals), travel, and updates to the site inventory will be ongoing tasks that will occur throughout the three-year project period.*

b. Cost Estimates and Outputs

Following the budget table are the anticipated outputs and cost estimates, with an average

contractual hourly rate (\$125) based on market rate. Below is the budget table.

Hazardous Categories	Task 1	Task 2	Task 3	Task 4	Total
	Programmatic Support	Site Assessment	Cleanup/Reuse Planning	Community Involvement	
Travel	-	-	-	\$2,250	\$2,250
Supplies	-	-	-	\$750	\$750
Contractual	\$10,000	\$84,250	\$45,000	\$8,000	\$147,000
Subtotal Direct Costs Haz.	\$10,000	\$84,250	\$45,000	\$10,750	\$150,000
Petroleum Categories	Programmatic Support	Site Assessment	Cleanup/Reuse Planning	Community Involvement	Total
	Programmatic Support	Site Assessment	Cleanup/Reuse Planning	Community Involvement	
Travel	-	-	-	\$2,250	\$2,250
Supplies	-	-	-	\$750	\$750
Contractual	\$10,000	\$84,250	\$45,000	\$8,000	\$147,000
Subtotal Direct Costs Pet.	\$10,000	\$84,250	\$45,000	\$10,750	\$150,000
Total Combined	\$20,000	\$168,500	\$90,000	\$21,500	\$300,000

(Note Personnel, Fringe Benefits, Equipment, Other (subawards) and Indirect Costs not shown as amounts are zero.)

Task 1 – Programmatic Support (\$10,000 Hazardous Substances & \$10,000 Petroleum; \$20,000 total): Management and execution of the grant, including grant deliverables of EPA quarterly reports, MBE/WBE forms, updates to the EPA ACRES database, and other deliverables necessary to maintain compliance with EPA cooperative agreement terms and conditions will be completed by the consultant (under *contractual*) at a cost up to \$20,000 (160 hrs. @ \$125/hr.).

Task 2 – Site Assessment (\$84,250 Hazardous Substances & \$84,250 Petroleum; \$168,500 total): *Contractual* costs will include an update to the existing generic Quality Assurance Project Plan (QAPP) at \$2,500 and 16 Phase I ESAs totaling \$56,000 (16 @ \$3,500). Phase II ESA activities will vary in size and complexity. Phase II ESA costs are estimated to range between \$10,000 and \$30,000, with an average cost of \$22,000. 5 Phase II ESAs, including associated QAPPs/H&S Plans costs, are budgeted at \$110,000 (5 @ \$22,000).

Task 3 – Cleanup & Reuse Planning (\$45,000 Hazardous Substances & \$45,000 Petroleum; \$90,000 total – 30% of total grant funds): *Contractual* costs include 5 ABCAs totaling \$37,500 (5 @ \$7,500 each) and 5 Site Reuse Plans totaling \$52,500 (5 @ \$10,500 each).

Task 4 – Community Involvement (\$10,750 Hazardous Substances & \$10,750 Petroleum; \$21,500 total): *Contractual* costs include an updated CIP at \$2,500 (20 hrs. @ \$125/hr.), updates to the site inventory at \$1,500 (12 hrs. @ \$125/hr.), a community-wide forum with the BSC at \$1,750 (14 hrs. @ \$125/hr.), 12 BSC calls/meetings at \$2,250 (12 at 1.5 hrs. @ \$125/hr.), and booths at community festivals at \$8,000 (4 @ \$2,000). *Supplies* (including brochure printing) are budgeted at \$1,500. *Travel* costs include \$4,200 for City staff to attend the National Brownfields Conference and two Southeast Brownfields Conferences (3 conferences at \$1,400 per-person/per-conference; per-person cost breakdown: registration: \$400; flights and taxi: \$350; 3 hotel nights at \$150/night= \$450; and 4 days meals/incidentals at \$50/day = \$200). An additional \$300 is reserved for local brownfields-related training conferences (3 @ \$100). Community meetings and design charrettes specific to site specific Cleanup and Reuse Planning are budgeted under Task 3.

c. Measuring Environmental Results

The City's Brownfields Project Manager will be responsible for tracking, measuring, and evaluating progress through measurable **output and outcomes**. A spreadsheet of expected outputs and outcomes is currently and will continue to be maintained by the City and updated quarterly, with input from the consultant. Anticipated **outputs** include number of: sites added to site inventory, community meetings/charrettes held, ACRES entries, Phase I and II ESAs completed, ABCAs completed and Site Reuse (Planning) Assessments created. Reports to EPA, MBE/WBE

forms, and closeout reporting will also be outputs. Anticipated **outcomes** include number of: attendees at community meetings/events, sites/acres able to be marketed with understanding environmental conditions, sites made available for reuse, jobs created, dollars leveraged, contaminant concentrations reduced, acres of green space created, and sites redeveloped. Qualitative measures of long-term community education and overall improvement of quality of life will be monitored through surveys. Progress will be measured against meeting anticipated deadlines and community satisfaction during and after the three-year project period.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The proposed grant will be jointly managed by Mr. Artie Jones, the City's Economic Development Director, as its Brownfields Project Director, and Ms. Tasha Hall, the City's Economic Development Program Manager, as the Brownfields Project Manager. Mr. Jones and Ms. Hall currently co-manage the City's EPA Brownfields Assessment Grant, successfully pushing projects forward and marketing sites to developers. Over the last year, Mr. Jones and Ms. Hall oversaw more than \$2,400,000 in property transactions. Both are committed to the ongoing success of the City's Brownfields Program and have experience with, real estate development, due diligence, community/stakeholder engagement, and managing grants (including the Brownfields Assessment Grant), and guiding consultants. The Brownfields Project Manager (Ms. Hall) will oversee work conducted by the consultant who has been procured following the Code of Federal Regulations.

ii. Acquiring Additional Resources

The City's Finance Department has procurement procedures in place and is well versed in federal governmental procurements. If determined necessary, the City's purchasing department will solicit and select additional consultants to assist with the project in compliance with Federal Procurement Standards in 2 CFR 2000.317 through 200.326. In the event that either Ms. Hall or Mr. Jones were assigned new City roles or leave the City, the College Park has hiring and staffing procedures in place facilitate a seamless transition to future grant managers.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

College Park was awarded a 2017 Brownfields Community-wide Assessment grant of \$300,000. **\$233,676 was drawn down in the first 13 months.** All remaining funds have been obligated to ongoing projects and the City expects all funds to be drawn down by June 1, 2019. As of the date of this proposal, College Park has completed one generic QAPP, 20 Phase I ESAs (2 additional started), 4 Phase II ESAs (1 additional started), 1 Community Involvement Plan, 1 Brownfields Brochure, 4 Community Engagement Meetings, 1 draft ABCA and 1 Reuse Plan (1 additional started). The site assessment tasks completed (outputs) and realized outcomes have been entered into EPA's ACRES database. 19 sites are ready for reuse. The City is actively working on 16 letters of intent to develop brownfields sites assessed through the FY17 Assessment Grant, including one that has confirmed environmental impacts. Cleanup funds are being sought for that site. **As of January 1, 2019, 77.89% of funds were drawn down per ASAP.**

(2) Compliance with Grant Requirements

The City has one ongoing EPA Brownfields Community-wide Assessment Grant. All remaining funds have been obligated and are expected to be expended by June 1, 2019. The City has complied with work plans, schedule and terms and conditions for the FY 2017 grant. Quarterly reports and grant deliverables were prepared and submitted to EPA and entered into the ACRES database.

Threshold Criteria

1. Applicant Eligibility

The City of College Park, Georgia is eligible to apply for an EPA brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR 200.64.

2. Community Involvement

The City of College Park intends to work with Community Partners as stated in this application to assist in site selection, prioritization, reuse decisions and informing the public on project status and updates. The City will build on the community involvement activities under its existing Brownfields Assessment Grant to communicate progress and solicit input on assessment and cleanup planning activities. The existing Community Involvement Plan and Brownfields Steering Committee (BSC) was developed and formed, respectively, to explain and communicate project activities, and seek input from, the target community as a whole, and appropriate interested parties. Progress information will be dispersed through publishing and mailing newsletters, booths at community festivals, posting information at transit stops, updating social media, holding public meetings, updates to the City website, press releases, and updates at monthly City Council and neighborhood meetings. Prior to conducting additional assessments, the City will host a community-wide forum with the BSC, where residents and stakeholders will have the opportunity to learn about the brownfields process, provide comment, voice priorities, and vote on site selection. Following this forum, the City will have booths at community festivals throughout the grant cycle, as the City has found this method of outreach reaches a diverse and large number of residents and stakeholders. Under our existing grant, we are working on doing reuse plans based on survey information and input gathered from two recent community festivals Oct 13th and Oct 31, 2018. Various site plan option that will be presented at a community meeting to solicit responses, edits, thoughts, etc. Similar activities are planned under this new grant.

3. Expenditure of Assessment Grant Funds

The City of College Park was awarded a 2017 Brownfields Community-wide Assessment grant of \$300,000 that is still active. As of December 31, 2018, 77.89% of the associated funds have been drawn down via ASAP (see attachment).

Project Name:	College Park BR Assessment Grant	Total Project Cost:	300,000.00
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Grantor: _____ Passed Thru: _____ Contract # _____ CSFA # _____

FM # Expense Account: 100.7520.52.6170

CFDA No.:	Revenue Account:	100.0000.33.1100
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Extension: _____ Construction _____

BROWNFIELD HAZARD GRANT FUNDING	50.00%	
BROWNFIELD PETROLEUM GRANT FUNDING	50.00%	
CITY MATCHING FUNDING	0.00%	
Total Costs for FY2018	100.00%	-

[illegible]

RECONCILIATION

DESIGN & CONSTRUCTION - REIMBURSEMENT RECEIVED					\$	300,000.00
Month	Date	Amount		Month	Funds Received	Grant Balance
October	10/19/2018	174,635.43		10/19/2018	174,635.43	125,364.57
November	11/30/2018	41,024.57		11/30/2018	41,024.57	84,340.00
December	12/31/2018	18,016.66		12/31/2018	18,016.66	66,323.34
						66,323.34
						66,323.34
						66,323.34
						66,323.34
						66,323.34
						66,323.34
						66,323.34
		233,676.66			233,676.66	

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of College Park

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

*** c. Organizational DUNS:**

0793788650000

d. Address:

*** Street1:**

3667 Main Street

Street2:

*** City:**

College Park

County/Parish:

*** State:**

GA: Georgia

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

30337-2614

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Artie

Middle Name:

*** Last Name:**

Jones

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

404-305-2052

Fax Number:

*** Email:**

ajones@collegeparkga.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY2019 College Park CW Assessment Grant Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: